



NORTHWOODS MALL

PEORIA, IL

TRANSFORMCO
PROPERTIES

FOR SALE - \$5,000,000

NORTHWOODS MALL



address

2200 W War Memorial Dr
Peoria, IL 61613

features

- Anchor opportunity in the heart of the Peoria trade area
- Pad site available (1.34 AC)
- Excellent demographics including 173,168 daytime population within 15 minute drive time of site
- Just North of I-74 Interchange ramp
- Demising concepts are available upon request

availability

For Sale - \$5,000,000

neighboring tenants



SHOE DEPT.



demographics

	10 MINUTE DRIVE TIME	15 MINUTE DRIVETIME	20 MINUTE DRIVETIME
AVG HOUSEHOLD INCOME	\$68,977	\$75,845	\$80,883
POPULATION	87,698	144,903	216,634
DAYTIME POPULATION	108,709	173,168	236,713

NORTHWOODS MALL



SITE
 Total SF: 132,405 SF
 First Floor: 66,238 SF
 Second Floor: 66,167 SF

- WESTLAKE**
- ROSS DRESS FOR LESS
 - Michaels
 - petco
 - Burlington
 - Guitar Center
 - DOLLAR TREE
 - CHUCK E. CHEESE'S FIVE GUYS BURGERS and FRIES
 - ULTA Beauty
 - Binnys

WAR MEMORIAL DRIVE
 (23,900 VPD)

INTERST. 74
 (29,000 VPD)

N STERLING AVE (20,000 VPD)

W SCENIC DRIVE (7,800 VPD)

PAD SITE AVAILABLE

LOT 1
 1.34 AC

LOT 2
 8.6 AC

the roomplace

JCPenney

maunices

VICTORIA'S SECRET

SHOE DEPT.

DISCOUNT TIRE

Portillo's
 BEEF • BURGERS • SALADS

T-Mobile

crumbl cookies

MISSION BBQ

Chick-fil-A

CHIPOTLE MEXICAN GRILL

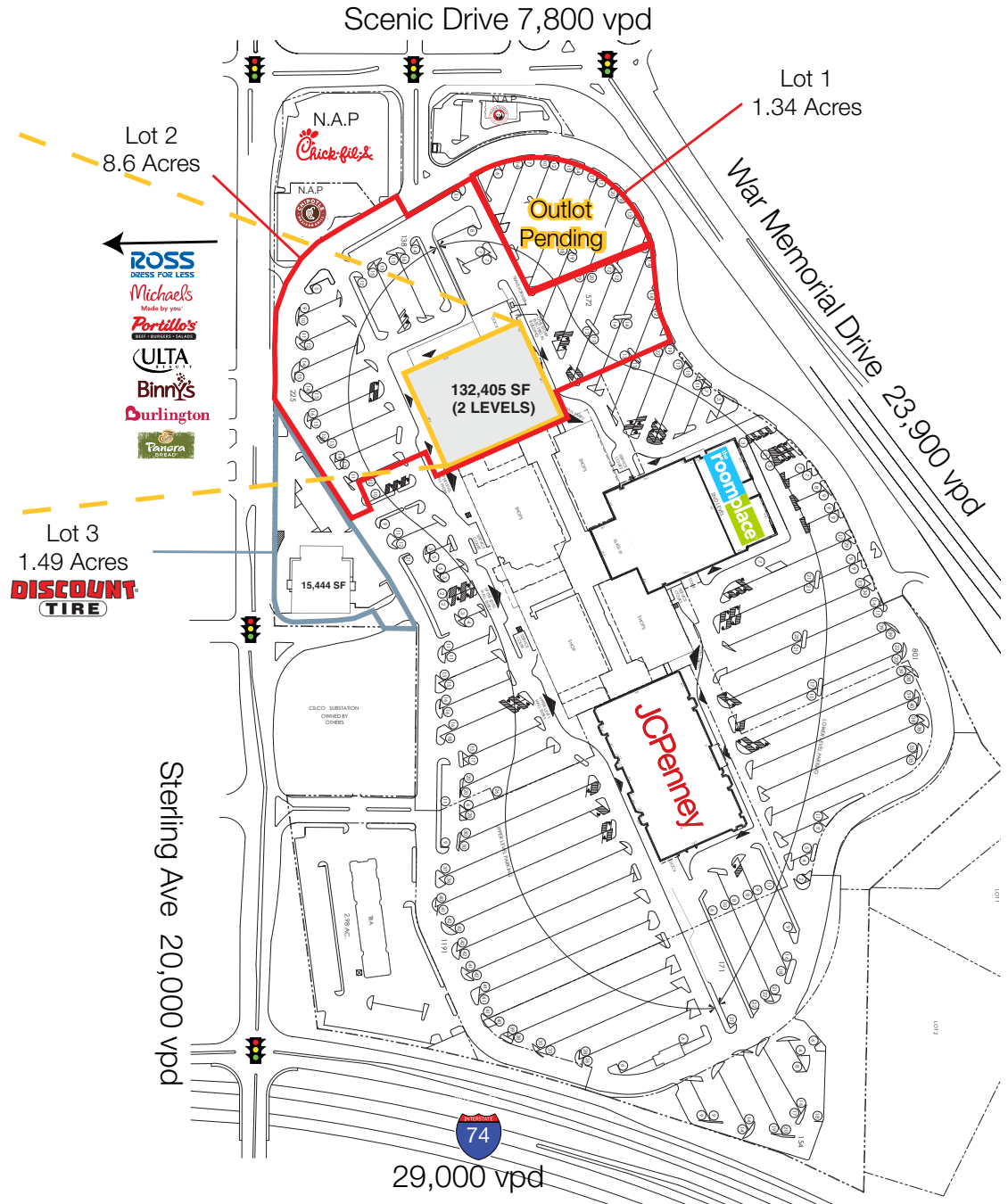
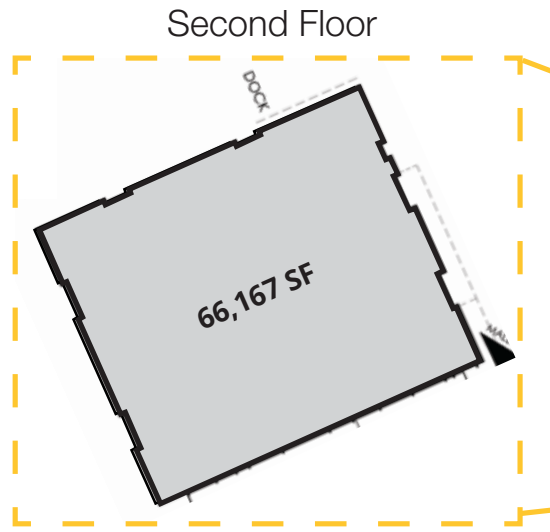
PANDA EXPRESS
 CHINESE CHICKEN BOWL

McDonald's

DUNKIN'

FLOOR PLAN

NORTHWOODS MALL



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AREA MAP

NORTHWOODS MALL

PEORIA, IL

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